

NOTE:

1. THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN LOTS 8 & 9.
2. OWNER OF RECORD:
- TAX MAP 5 LOT 8
MORGADO DEVELOPMENT, LLC.
6 MARSH LANE
HAMPTON FALLS, N.H. 03844
BOOK 3763 PG. 0165
- TAX MAP 5 LOT 9
BRIAN & ELIZABETH RIORDAN
64 BROWN ROAD
HAMPTON FALLS, N.H. 03844
BOOK 2896 PG. 0618
- EXISTING AND PROPOSED PARCEL AREAS ARE AS FOLLOWS
- LOT 8:
EXISTING 43.36 AC. (1,888,630 S.F.)
PROPOSED 41.36 AC. (1,801,470 S.F.)
- LOT 9:
EXISTING 1.62 AC. (70,706 S.F.)
PROPOSED 3.62 AC. (157,866 S.F.)
3. BOTH LOTS CURRENTLY HAVE HOUSES
4. NO STATE PERMITS ARE REQUIRED.

PRESENT ZONING: AGRICULTURAL-RESIDENTIAL, "A" DISTRICT
MINIMUM LOT AREA = 2 ACRES
MINIMUM ROAD FRONTAGE = 250'

BUILDING/STRUCTURE SETBACKS
MINIMUM FRONT, SIDE, & REAR SETBACKS = 50'
MINIMUM WETLAND SETBACK = 100'

5. A PORTION OF THIS PARCEL IS WITHIN "ZONE X" AS PER FEMA FLOOD MAP 33015C0420E, PANEL 420 OF 681 DATED MAY 17, 2005 AND IS DEPICTED ON THIS PLAN.

WETLAND NOTES:

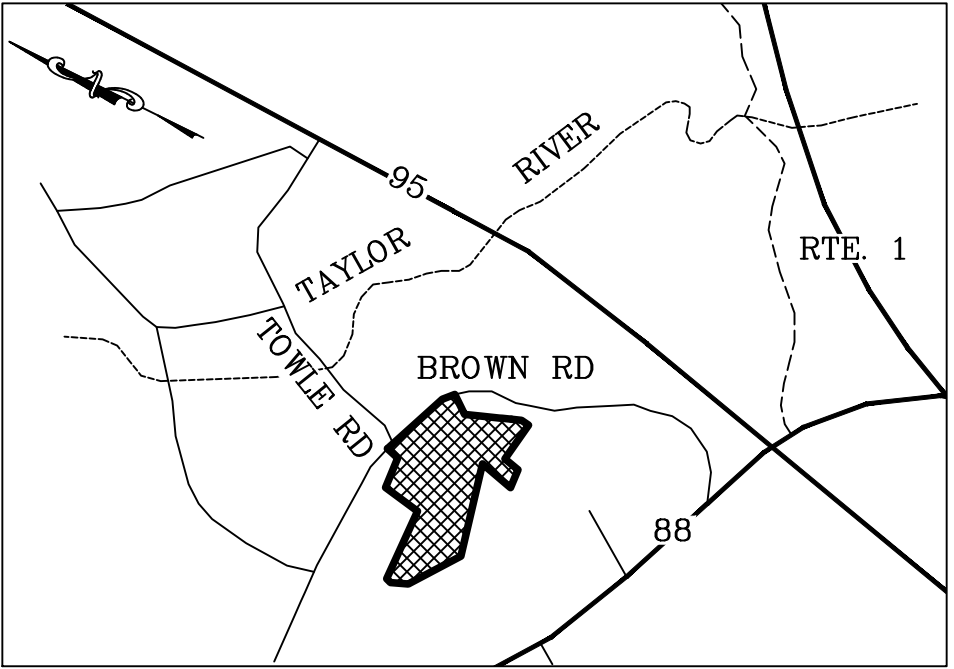
WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC.

ABUTTER INFO

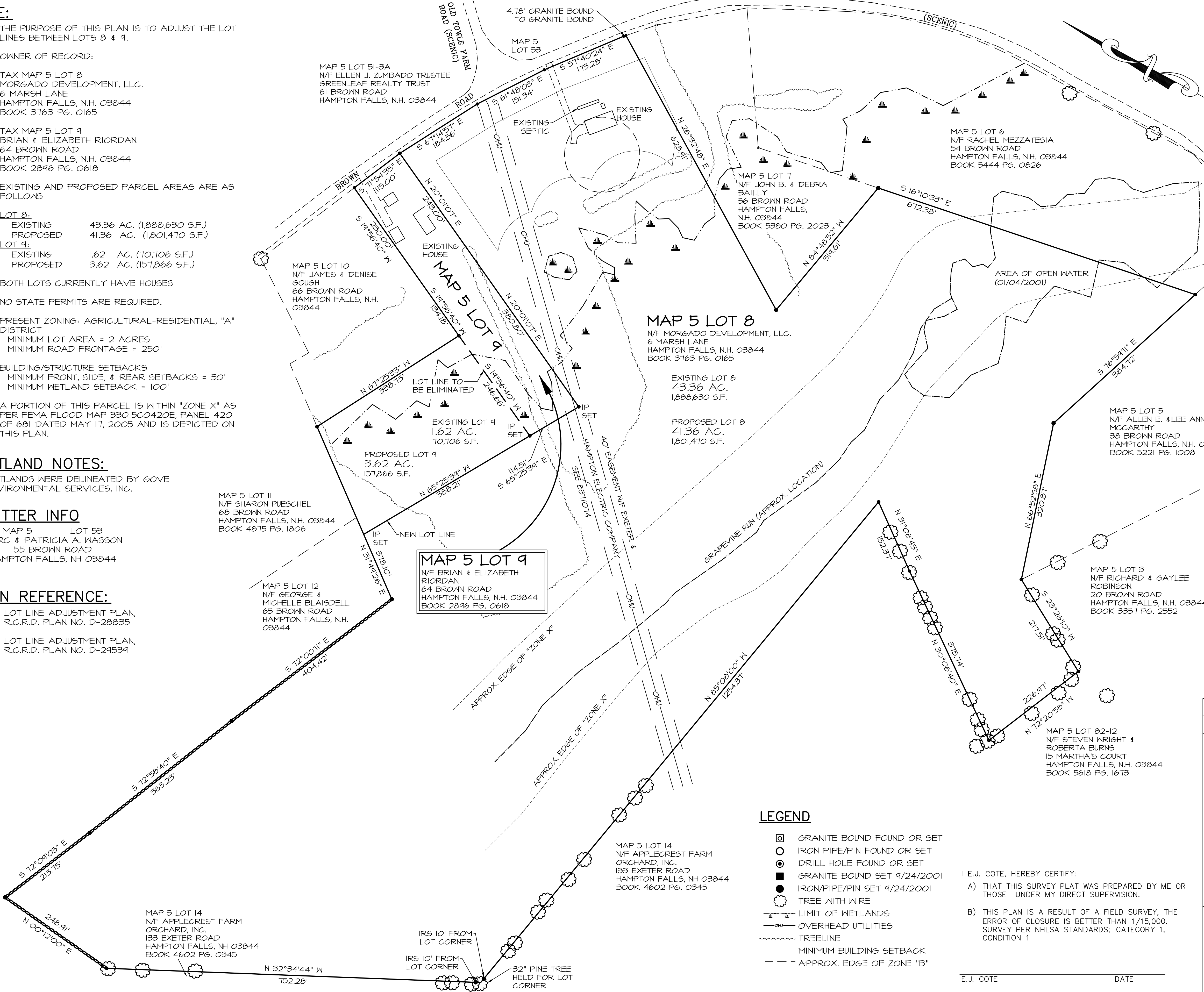
MAP 5 LOT 53
MARC & PATRICIA A. WASSON
55 BROWN ROAD
HAMPTON FALLS, NH 03844

PLAN REFERENCE:

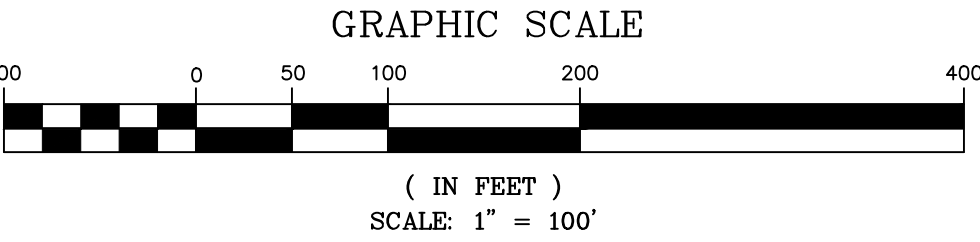
1. LOT LINE ADJUSTMENT PLAN, R.C.R.D. PLAN NO. D-28835
2. LOT LINE ADJUSTMENT PLAN, R.C.R.D. PLAN NO. D-29539



LOCUS PLAN
N.T.S.



APPROVED BY THE HAMPTON FALLS, N.H. PLANNING BOARD ON _____
CHAIRMAN _____



LEGEND

- GRANITE BOUND FOUND OR SET
- IRON PIPE/PIN FOUND OR SET
- DRILL HOLE FOUND OR SET
- GRANITE BOUND SET 9/24/2001
- IRON/PIPE/PIN SET 9/24/2001
- TREE WITH WIRE
- LIMIT OF WETLANDS
- OVERHEAD UTILITIES
- TREELINE
- MINIMUM BUILDING SETBACK
- APPROX. EDGE OF ZONE "B"

- I E.J. COTE, HEREBY CERTIFY:
- A) THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
- B) THIS PLAN IS A RESULT OF A FIELD SURVEY, THE ERROR OF CLOSURE IS BETTER THAN 1/15,000. SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1

E.J. COTE DATE

LOT LINE ADJUSTMENT PLAN
FOR
MORGADO DEVELOPMENT, LLC.
HAMPTON FALLS, N.H. 03844
SCALE: 1"=100' OCTOBER 3, 2016
TAX MAP 5 - LOT 8 & 9

REV. MAY 3, 2016

E. J. COTE & ASSOCIATES INC.
LAND SURVEYORS
36 ANN'S LANE TEL. 926-4878
HAMPTON, NH 03842
PLAN NO. 4-172-2430

From: Secretary
Sent: Wednesday, December 14, 2016 11:38 AM
To: Liz Riordan
Cc: Town Administrator
Subject: Mylar plan for lot line adjustment

Hi, Liz,

I brought the mylar copy of your plan to the Registry of Deeds today. Unfortunately, they rejected it for the following reasons:

1. There are two owners of record shown in the notes at the top left (you and Morgado Development.) Both owners should also be shown in the title box on the bottom right.
2. The surveyor's stamp is placed over some text on the map, covering the bottom line of information about 15 Martha's Court.

Additionally, the surveyor's license expired November 30, 2016. He needs to renew his license before the revision is done, as the revision date will now be past his license expiration date. (There was also a question about the current revision date shown as May 2016 when the date of the map is October 2016, but they did not say that needed fixing. Check on it, though, in case that is a misprint.)

Everything else was fine, but these revisions need to be made and I will need to bring the new mylar back to the Registry. This means the Town requires another check, for an additional \$35 administration fee. I will hold onto your other 2 checks unless you prefer to replace them.

Will you be the one taking care of this? I can notify Tony Morgado in writing if need be.

Thanks – sorry I have to put you back to work!

Susan Ayer

Secretary (Planning, Zoning, and Board of Selectmen)
Town of Hampton Falls
Hampton Falls, NH 03844
(603)926-4618 Ext.2

NOTES

1. THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN LOTS 5, 6, 8, 9 & 10.
2. NEW AND OLD PARCEL AREAS ARE AS FOLLOWS:
LOT 5 1.24 AC. (53,855 S.F.) 5.24 AC. (228,179 S.F.)
LOT 6 2.05 AC. (89,461 S.F.) 7.16 AC. (311,823 S.F.)
LOT 8 56.46 AC. (2,459,556 S.F.) 45.36 AC. (1,975,790 S.F.)
LOT 9 0.62 AC. (27,146 S.F.) 1.62 AC. (70,706 S.F.)
LOT 10 1.26 AC. (55,223 S.F.) 2.26 AC. (98,783 S.F.)
3. LOTS 5, 6, 8, 9 & 10 ARE CURRENTLY VACANT.
4. A PORTION OF THIS SITE IS LOCATED WITHIN ZONE B, PER TOWN OF HAMPTON FALLS, NH FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 330133, DATED APRIL 15, 1982.
5. NO STATE PERMITS ARE REQUIRED.
6. PRESENT ZONING: AGRICULTURAL-RESIDENTIAL, "A" DISTRICT.
7. BUILDING/STRUCTURE SETBACKS:
MINIMUM LOT AREA = 2 ACRES
MINIMUM ROAD FRONTAGE = 250'
MINIMUM WETLAND SETBACK = 100'
MINIMUM WETLAND SETBACK = 50'
8. THIS PLAN CONTAINS A TOTAL OF ONE (1) SHEET, WHICH IS ON FILE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, AND THE TOWN OF HAMPTON FALLS PLANNING DEPARTMENT.
9. IN THE EVENT OF ANY FUTURE CONSTRUCTION, THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY TO CONTACT THE STATE OF NEW HAMPSHIRE, BURLINGTON, WA (1-800-225-4877) AT LEAST 72 HOURS TO THE START OF ANY EXCAVATION.

WETLAND NOTES:

1. WETLANDS WERE DELINEATED BY GIVE ENVIRONMENTAL SERVICES, INC. (GES) DURING THE SPRING OF 2000 AND TAKEN FROM THEIR WORKSHEET WHICH IS ON FILE AT THIS OFFICE.

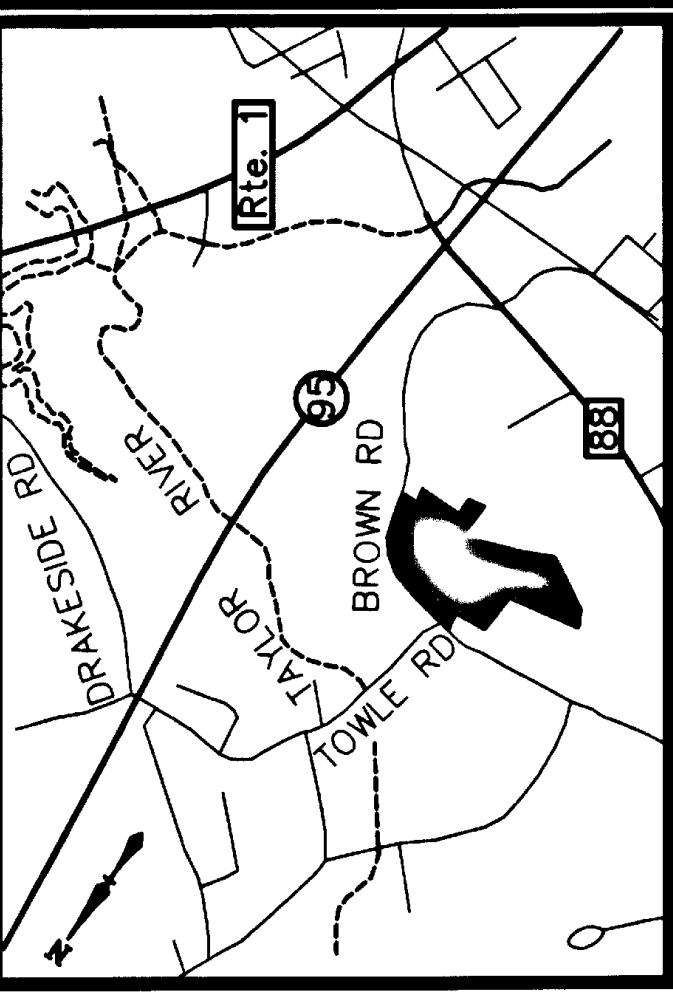
ABUTTER INFO

- MAP 5 LOT 7
STEVEN C. PETALAS &
VICKI A. TANNER
56 BROWN ROAD
HAMPTON FALLS, NH 03842
SEE PLAN REF. 3
- MAP 5 LOT 54-1
JOAN S. TOPP
49 BROWN ROAD
HAMPTON FALLS, NH 03842
SEE PLAN REF. 1
- MAP 5 LOT 54
HARRY D. WILLIAMS
10 ARCH STREET
DOVER, NH 03820
3322/0704
SEE PLAN REF. 1
- MAP 5 LOT 53
RIVER WALK REALTY TRUST
143 NORTH SHORE ROAD
HAMPTON, NH 03842

PLAN REFERENCES

1. SUBDIVISION SITE PLAN FOR JOAN S. TOPP, 49 BROWN ROAD, COUNTY OF ROCKINGHAM, NEW HAMPSHIRE, PREPARED BY JAMES & BEACH ENGINEERS, INC., SCALE 1"=40', PREPARED BY JAMES & BEACH ENGINEERS, INC., PORTSMOUTH, NH.
2. "PLAN OF LAND IN HAMPTON FALLS, NH, FOR WILLIAM W. MARSTON DATED MARCH 1989, BY PARKER SURVEY ASSOC., INC. ROAD PLAN # C-1355.
3. PROPERTY OF FLORENCE E. BATCHELDER, HAMPTON FALLS, ROCKINGHAM COUNTY, NH, PREPARED BY G. M. BATCHELDER DATED 9/1985 SCALE 1"=30', ROAD PLAN # B-3630.
4. "BROWN ROAD, HAMPTON FALLS, NH, LOT LINE ADJUSTMENT PLAN, FOR LOTS 51-54 & 51-57, FOR GREEN & COMPANY BUILDING AND DEVELOPMENT CORP., PREPARED BY JAMES & BEACH ENGINEERS, INC., SCALE 1"=40', PREPARED BY JAMES & BEACH ENGINEERS, INC., PORTSMOUTH, NH, ROAD PLAN # D-28103.
5. "SKETCH OF LAND - HAMPTON FALLS, NH - ROBE TO RENT DATED MARCH 1972, SCALE 1"=100', BY JOHN W. DUNN, ROAD PLAN #2882.
6. "CONSOLIDATION AND SUBDIVISION PLAN - FOR GREEN & COMPANY BUILDING AND DEVELOPMENT CORP., NH, DATED 8/9/1999, REVISED 02/03/2000, SCALE 1"=100', PREPARED BY JAMES & BEACH ENGINEERS, INC., PORTSMOUTH, NH, ROAD PLAN #2801.
7. "SUBDIVISION PLAN OF LAND FOR EARL VERTY AND DEANE VERTY, 143 NORTH SHORE ROAD, HAMPTON, NH, DATED 1/22/1984, SCALE 1"=100', PREPARED BY RICHARD P. WILLETTE AND ASSOCIATES, PORTSMOUTH, NH, ROAD PLAN #3607.
8. SUBDIVISION OF LAND FOR THOMAS S. BURNS, HAMPTON FALLS, NH, DATED 12/7/1988, SCALE 1"=100', PREPARED BY RICHARD P. WILLETTE AND ASSOCIATES, PORTSMOUTH, NH, ROAD PLAN #3607.
9. PLAN OF LAND IN HAMPTON FALLS, NH, SURVEYED FOR LEWIS THURLOW, DATED 12/7/1988, SCALE 1"=100', PREPARED BY RICHARD P. WILLETTE AND ASSOCIATES, PORTSMOUTH, NH, ROAD PLAN #2824.

- MAP 5 LOT 14
APPLECREST FARMS, INC.
133 EXETER ROAD
HAMPTON FALLS, NH 03844
1704/133-146



VICINITY

SCALE: 1" = 2500'

APPROVED BY THE HAMPTON FALLS PLANNING BOARD

CERTIFIED ON 4/3/01 BY:

CHAIRMAN

LOT LINE ADJUSTMENT PLAN

TAX MAP 5

LOTS 5, 6, 8, 9, & 10
BROWN ROAD
HAMPTON FALLS, N.H.

PREPARED FOR

RIVER WALK REALTY TRUST

STEPHEN BLYTH, TRUSTEE

143 NORTH SHORE ROAD, HAMPTON, NH 03842

OWNERS OF RECORD:

LOT 5 LEE ANNE MCCARTHY

29 MILL POND ROAD, HAMPTON, NH 03842

LOT 6 JOAN S. TOPP

49 BROWN ROAD, HAMPTON FALLS, NH 03844

LOT 8 RIVER WALK REALTY TRUST

143 NORTH SHORE ROAD, HAMPTON, NH 03842

LOT 9 BRIAN & ELIZABETH RIORDAN

64 BROWN ROAD, HAMPTON FALLS, NH 03844

LOT 10 JAMES & DENISE GOUGH

66 BROWN ROAD, HAMPTON FALLS, NH 03844

JANUARY 8, 2001

SCALE: 1" = 100'

PREPARED BY

ERIC C. MITCHELL & ASSOC. INC.

PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL

P.O. BOX 10298, 55 SO. RIVER RD., BEDFORD, N.H. 03110-0298

REV. B [DWG. 000323] L.F.E.D. BY/Pg. 318/42 JOB NO. 00-32

SHEET 1 OF 1

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING JUNE, 2000 AND HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

Clayton

ERIC C. MITCHELL L.L.S. NO. 595 DATE

D-28835

REV.	DATE	DESCRIPTION	BY
A	1/23/01	ADDRESS R/C REVIEW COMMENTS	CAT
B	3/15/01	CONDITIONS OF APPROVAL, SHOW SET MONUMENTS	CAT

REVISIONS

